003.0	0004	0027.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	958,700	/	958,700
USE VALUE:	958,700	/	958,700
ASSESSED:	958,700	/	958,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20	-22	MILTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ORFANOS THEOFANIS & CHRISTINA
Owner 2:	ORFANOS THEOFANIS
Owner 3:	
Street 1:	20 MILTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ORFANOS THEOFANIS -
Owner 2:	ORFANOS CHRISTINE -
Street 1:	20 MILTON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1913, having primarily Wood Shingle Exterior and 3014 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4500.000	514,400	300	444,000	958,700
Total Card	0.103	514,400	300	444,000	958,700
Total Parcel	0.103	514,400	300	444,000	958,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 318.08 | /Parcel: 318.0

Legal Description

User Acct 3249

GIS Ref

GIS Ref

Insp Date 09/08/17

Entered Lot Size

Total Land:

Land Unit Type:

!323!

PREVIOUS ASSESSMENT

Parcel ID 003.0-0004-0027.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	514,600	300	4,500.	444,000	958,900	958,900	Year End Roll	12/18/2019
2019	104	FV	393,500	300	4,500.	471,800	865,600	865,600	Year End Roll	1/3/2019
2018	104	FV	393,500	300	4,500.	344,100	737,900	737,900	Year End Roll	12/20/2017
2017	104	FV	365,100	0	4,500.	299,700	664,800	664,800	Year End Roll	1/3/2017
2016	104	FV	365,100	0	4,500.	255,300	620,400	620,400	Year End	1/4/2016
2015	104	FV	325,600	0	4,500.	249,800	575,400	575,400	Year End Roll	12/11/2014
2014	104	FV	325,600	0	4,500.	205,400	531,000	531,000	Year End Roll	12/16/2013
2013	104	FV	338,700	0	4,500.	195,400	534,100	534,100		12/13/2012

PRINT

Date	Time
12/10/20	16:08:24

LAST REV

Date	Time
08/07/19	12:14:34

mmcmakin

323

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ORFANOS THEOFAN	1546-128	1	7/12/2019	Convenience	1	No	No		
FREUNDLICH D	1202-116		3/26/1999		355,000	No	No		N

USER DEFINED

Prior Id # 1:	3249
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/15/1999	342	Manual	900	C				REPAIR PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2017	MEAS&NOTICE	HS	Hanne S
2/17/2009	Meas/Inspect	189	PATRIOT
3/27/2000	Inspected	264	PATRIOT
9/20/1999	Mailer Sent		
9/20/1999	Measured	267	PATRIOT
11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 443,999 | Spl Credit | Total: 444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1913	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.99837422
Const Adj.:	0.98000199
Adj $ / SQ:	166.329
Other Features:	121500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	698860
Depreciation:	184499
Depreciated Total:	514361

COMMENTS

NC=REAR DECK IN PROGRESS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	7	Baths:	3	HB	

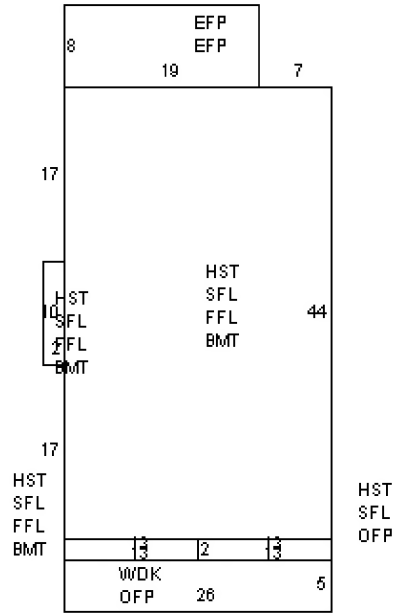
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	9	5	
Totals			
2	14	7	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	166.33
Special Features:	0	Val/Su Net:	107.30
Final Total:	514400	Val/Su SzAd	170.67

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,216	166.330	202,257
BMT	Basement	1,190	49.900	59,380
FFL	First Floor	1,190	166.330	197,932
HST	Half Story	608	166.330	101,128
EFP	Enclos Porch	304	35.460	10,779
OFP	Open Porch	156	26.540	4,140
WDK	Deck	130	13.420	1,744

	Net Sketched Area:	4,794		Total:	577,360
Size Ad	3014	Gross Are	5402	FinArea	3014

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 003.0-0004-0027.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	7X8	A	AV	2010	6.00	T	7.2	104			300			300

More:	N	Total Yard Items:	300	Total Special Featues:		Total:	300